

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, January 7, 2010 at 12:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Appeals

- V-09-151** Appeal of **Robert Stein and Randall Bailey** of a decision of an administrative officer of the Bureau of Buildings for the issuance of a building permit. The property is located at **326 Moreland Avenue, N.E.**, fronting 416.5 feet on the west side of Moreland Avenue and beginning at the approximately 137 feet north of the northwest intersection of Moreland avenue and Austin Avenue. Zoned NC-1(Neighborhood Commercial). Land Lot 14 of the 14th District, Fulton County, Georgia.
Owner: City of Atlanta
Council District 2, NPU-N
- V-09-168** Appeal of **Inman Park Neighborhood Association** of a decision of an administrative officer of the Planning for the approval of a Special Administrative Permit. The property is located at **326 Moreland Avenue, N.E.**, fronting 416.5 feet on the west side of Moreland Avenue and beginning at the approximately 137 feet north of the northwest intersection of Moreland avenue and Austin Avenue. Zoned NC-1(Neighborhood Commercial). Land Lot 14 of the 14th District, Fulton County, Georgia.
Owner: City of Atlanta
Council District 2, NPU-N
- V-09-175** Appeal of **Malcolm Christopher** of a decision of an administrative officer of the Bureau of Buildings for the denial of a business identification sign. The property is located at **675 Metropolitan Parkway, S.E. (AKA 680 Murphy Avenue, S.E.)**, fronting 757 feet on the west side of Metropolitan Parkway and beginning at the northwest intersection of Metropolitan Parkway and Shelton Avenue. Zoned SPI-21, SA 10 District. Land Lot 107 of the 14th District, Fulton County, Georgia.
Owner: Diamond CM Capital
Council District 4, NPU-V

New Cases

- V-09-187** Application of **Howard Alpern** for a special exception to allow the erection of an 8 ft. high wall (privacy fence) in the side and rear yards for security purposes where such walls are restricted to 6 ft. in height. Property is located at **765 Lovett Lane, N.E.**, fronting 135 feet on the south side of Lovett Lane and beginning approximately 123 feet east of the southeast intersection of Lovett Lane and Wieuca Road. Zoned R-3 (Residential) District. Land Lot 44 of the 17th District, Fulton County, Georgia.
Owner: Amy Alpern
Council District 7, NPU-B
- V-09-188** Application of **Brad Heppner** for a variance to reduce the west side yard setback from 7 ft. (required) to 5 ft. to allow for a second story addition to an existing single family house. Property is located at **102 Brighton Road, N.E.**, fronting 65

feet on the north side of Brighton Road and beginning approximately 275 feet from the northwest intersection of Brighton Road and Wakefield Drive. Zoned R-4 (Residential) District. Land Lot 110 of the 17th District, Fulton County, Georgia.

Owner: Jeffrey and Ellen Kurbler
Council District 7, NPU-E

V-09-189

Application of **Stan Pennington** for a special exception to erect a 6.8 feet privacy fence along the rear and side property lines where otherwise prohibited. Property is located at **1600 Johnson Road, N.E.**, fronting 90 feet on the north side of Johnson Road and beginning at the northeast intersection of Johnson Road and Beech Valley Road. Zoned R-4 (residential) District. Land Lot 3 of the 17th District, Fulton County, Georgia.

Owner: Erin Pennington
Council District 6, NPU-F

V-09-190

Application of **David Lee** for a variance to allow to reduce the front yard setback from 20 ft (required) along the Little Place frontage to 5 feet for the construction of a two story single family dwelling. Property is located at **798 Martin Street, S.E.**, fronting 44 feet on the east side of Martin Street and beginning approximately 81 feet south of the southeast intersection of Martin Street and Little Street. Zoned R-4-B-C (Residential) District. Land Lot 54 of the 14th District, Fulton County, Georgia.

Owner: David Lee
Council District 1, NPU-V

V-09-191

Application of **Rosalie Poelker** for a variance to reduce the west side yard setback from 7 ft (required) to 5.5 ft to allow for a second story addition to an existing single family dwelling. Property is located at **1305 Pasadena Avenue, S.E.**, fronting 65 feet on the south side of Pasadena Avenue and beginning approximately 65 feet east of the southeast intersection of Pasadena Avenue and Meadowdale Avenue. Zoned R-4 (Residential) District. Land Lot 56 of the 18th District, Dekalb County, Georgia.

Owner: Andrei Fedorov and Elena Polovnikova
Council District 6, NPU-F

V-09-192

Application of **Keri Hammond** for a variance to: (1) reduce the front yard setback from 35 feet (required) to 30 feet.; (2) reduce the west side yard setback from 7 feet (required) to 1.8 feet and (3) allow for an increase in lot coverage from 60% to 62% where 50% is the maximum to allow for a front porch and second story addition to an existing single family dwelling. Property is located at **924 Courtney Drive, N.E.**, fronting 52 feet on the north side of Courtney Drive and beginning approximately 153.3 feet west of the northwest intersection of Courtney Drive and North Highland Avenue. Zoned R-4 (Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.

Owner: Bruce and Adina Rudisch
Council District 6, NPU-F

Deferred Cases

V-09-97

Application of **Robert Bradshaw** for a special exception from zoning regulations to: (1) reduce the required on site parking from 538 spaces to 440

spaces; (2) reduce the required on site reservoir parking spaces for drive thru service lanes from 6 spaces to 3 spaces and; (3) allow for a transitional use (drive-thru) within 100 feet of a residential district where otherwise prohibited. Property is located at **2900 Peachtree Road, N.W.**, fronting 1,198 feet on the west side of Peachtree Road and beginning 536.15 feet south of the southwest intersection of Peachtree Road and Pharr Road. Zoned C-3 (Residential) District. Land Lot 100 of the 17th District, Fulton County, Georgia.

Owner: Central Asset Management
Council District 8, NPU

V-09-184

Application of **David Ogram** for a variance to reduce the front yard setback from 35 ft (required) to 25 ft to allow for an addition to an existing single family dwelling. Property is located at **715 Ellsworth Drive, N.E.**, fronting 106 feet on the north side of Ellsworth Drive and beginning at the northwest intersection of Ellsworth Drive and Springlake Drive. Zoned R-4 (Residential) District. Land Lot 153 of the 17th District, Fulton County, Georgia.

Owner: Andrew and Rebecca Ribaud
Council District 2, NPU-C

V-09-71

Application of **William L. Stephenson** for a variance to reduce the transitional east side yard setback from 20 ft to 15 ft (credit for half alley width), and reduce the rear yard setback from 15 ft to 10 ft.-10 in. to erect a new multi-family building. A special exception is also being requested to increase the maximum on-site parking from 12 spaces to 22 spaces. Property is located at **674-680 Drewry Street, N.E.**, fronting 100 feet on the north side of Drewry Street, and beginning 110 feet from the northwest intersection of Drewry Place and Ponce De Leon Place. Zoned MR-3 (Multi-family) and Beltline Overlay District. Land Lot 17 of the 14th District, Fulton County, Georgia.

Owner: Seven Houses, LLC
Council District 6, NPU-F

V-09-155

Application of **Glenn & Noelle O'Leary** for a variance from zoning regulations to reduce the required side yard setback from 7 feet to 3 feet to allow for the construction of a detached garage. Property is located at **2591 Birchwood Drive, N.E.**, fronting 71 feet on the east side of Birchwood Drive and beginning approximately 75 feet south of the intersection of Birchwood Drive and Elwood Drive. Zoned R-4 (Residential) District. Land Lot 59 of the 17th District, Fulton County, Georgia.

Owner: Glenn & Noelle O'Leary
Council District 7, NPU-B